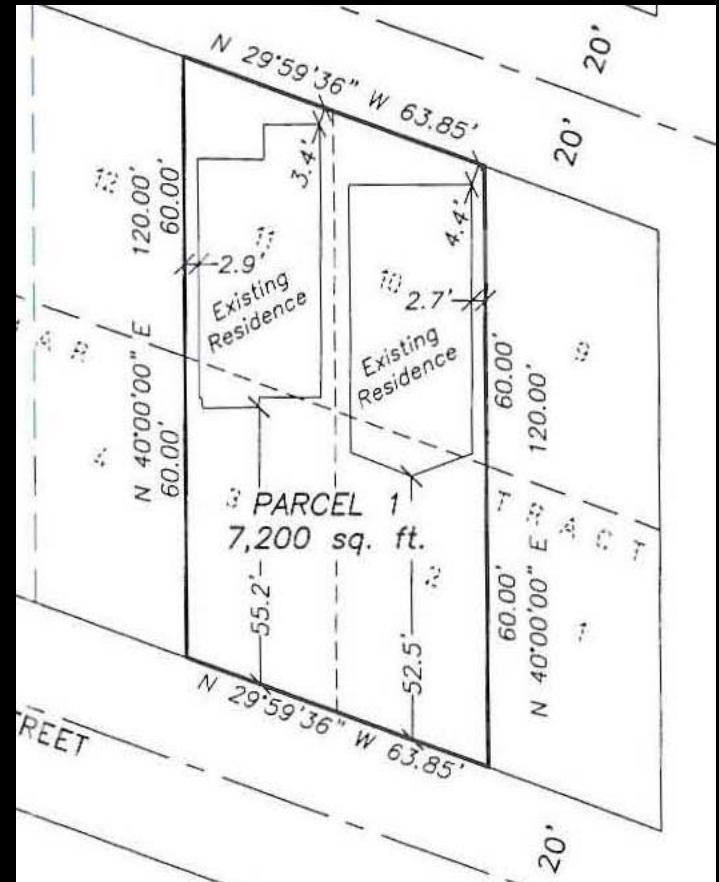


# Residential Lot Merger Code Amendment

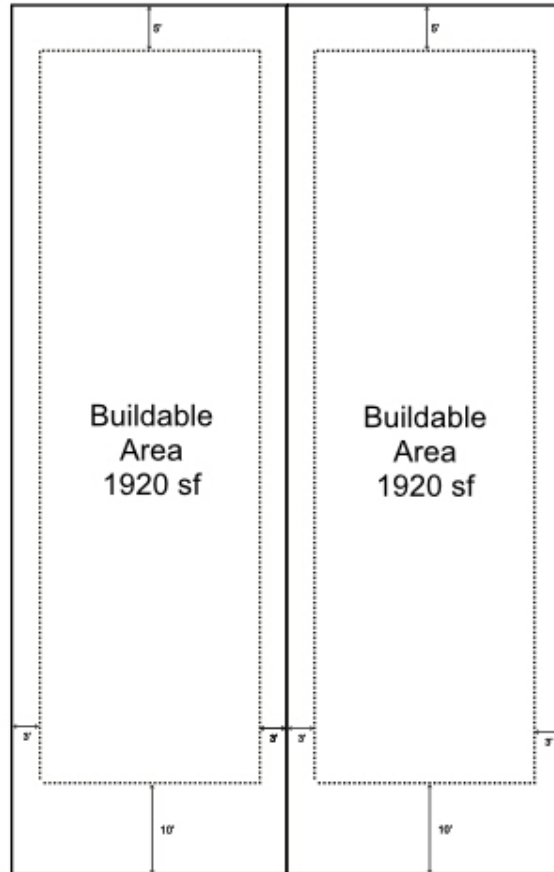


Planning Commission  
Public Hearing  
January 17, 2013

STAFF PRESENTATION (PA2012-102)

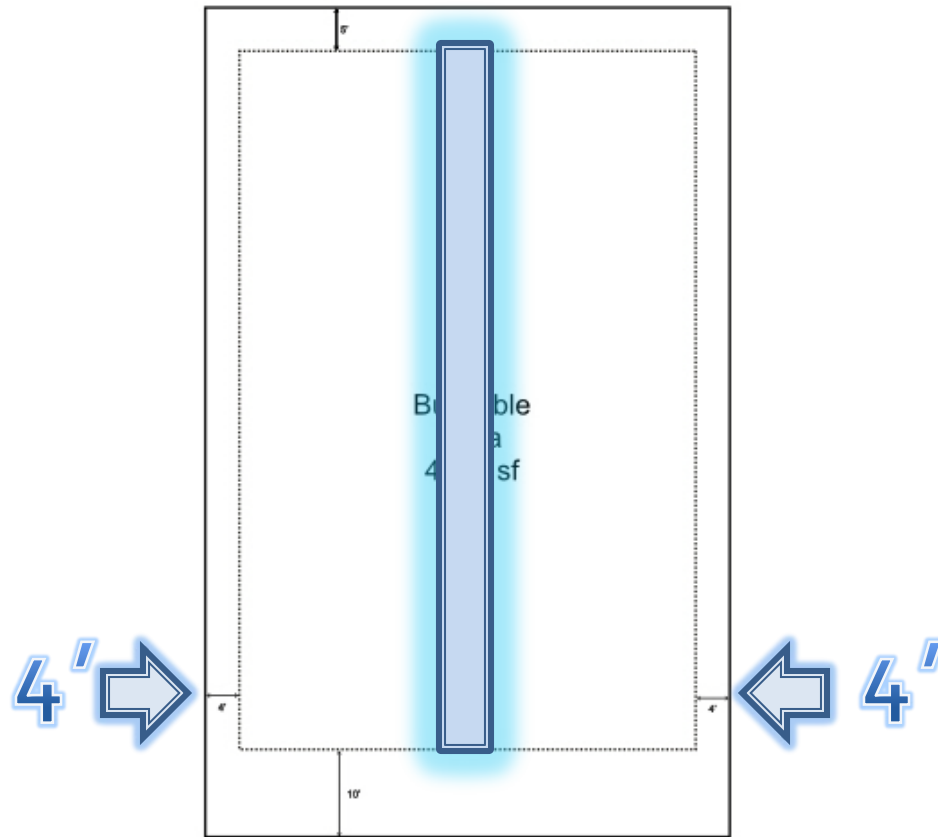


# Example



- Two 30' x 95' lots
- 1920 sf buildable each
- 3840 sf floor area each
- 7680 sf total floor area

# Example



- On 60' x 95' lot
- 4160 sf buildable area
- 8320 sf total floor area
- 8.33% increase

# Table 1

Table 1

Corona del Mar - 30' x 118' lots (3540 sf each) with 20' front setback, 3' side setbacks, and 5' rear setback; 1.5 Floor Area Limit

	2 lots Developed Individually	2 Lots Merged	Increase
Buildable (sf)	4,464	4,836	8.33%
Floor Area (sf)	6,696	7,254	
	3 lots Developed Individually	3 Lots Merged	Increase
Buildable (sf)	6,696	7,626	13.89%
Floor Area (sf)	10,044	11,439	

Balboa Peninsula - 30' x 95' lots (2850 sf each) with 10' front setback, 3' side setbacks, and 5' rear setback; 2.0 Floor Area Limit

	2 lots Developed Individually	2 Lots Merged	Increase
Buildable (sf)	3360	3640	8.33%
Floor Area (sf)	6720	7280	
	3 lots Developed Individually	3 Lots Merged	Increase
Buildable (sf)	5,040	5,740	13.89%
Floor Area (sf)	10,080	11,480	

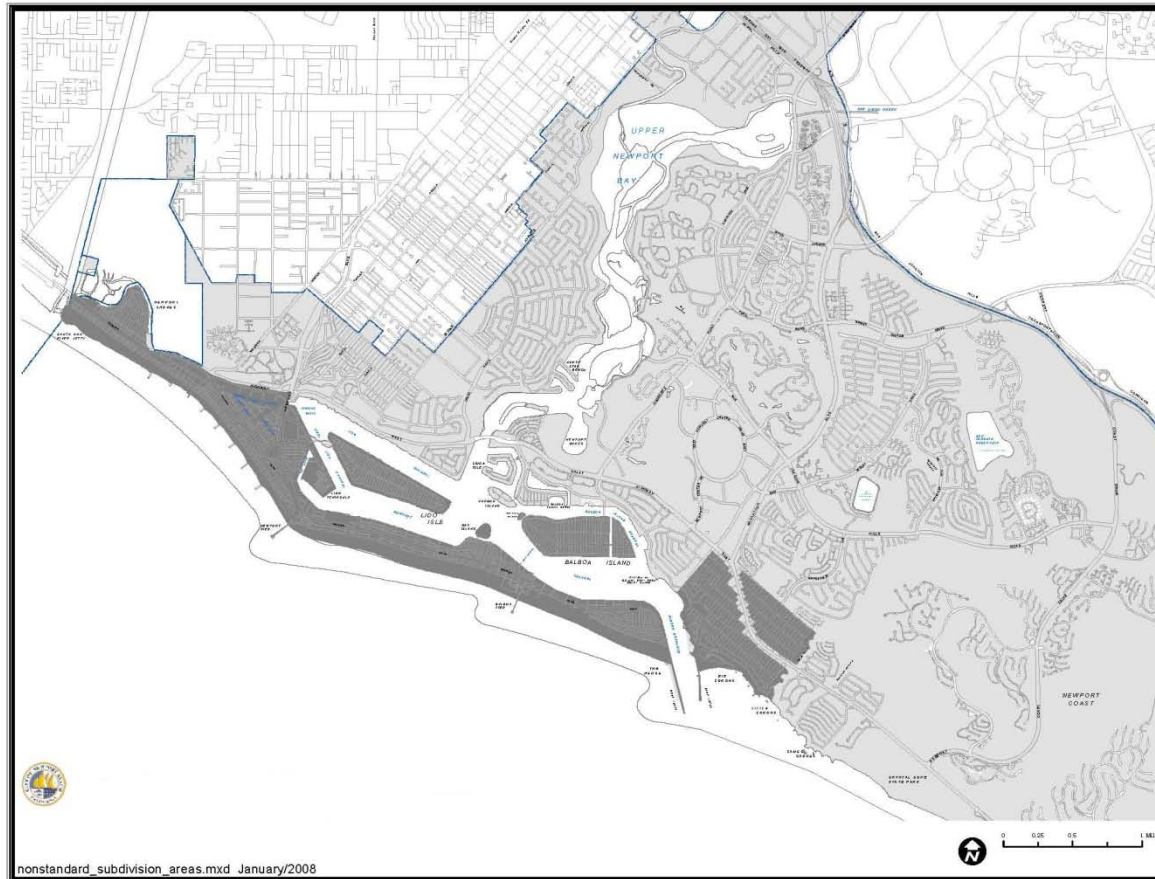
Balboa Island - 30' x 85' lots (2550 sf each) with 10' front setback, 3' side setbacks, and 5' rear setback; 1.5 Floor Area Limit

	2 lots Developed Individually	2 Lots Merged	Increase
Buildable (sf)	2880	3120	8.33%
Floor Area (sf)	4320	6240	
	3 lots Developed Individually	3 Lots Merged	Increase
Buildable (sf)	4,320	7,380	13.89%
Floor Area (sf)	6,480	8,505	

# Key Provisions

- Future lot mergers, parcel maps, lot line adj.
- Lot width increase of more than 50 percent
- R-1, R-BI, and R-2 Zoning Districts
- West Newport, Balboa Peninsula, Lido Isle, Balboa Island, Corona del Mar
- No net increase in floor area

# Subject Communities



# Basic text of the proposed regulation/findings

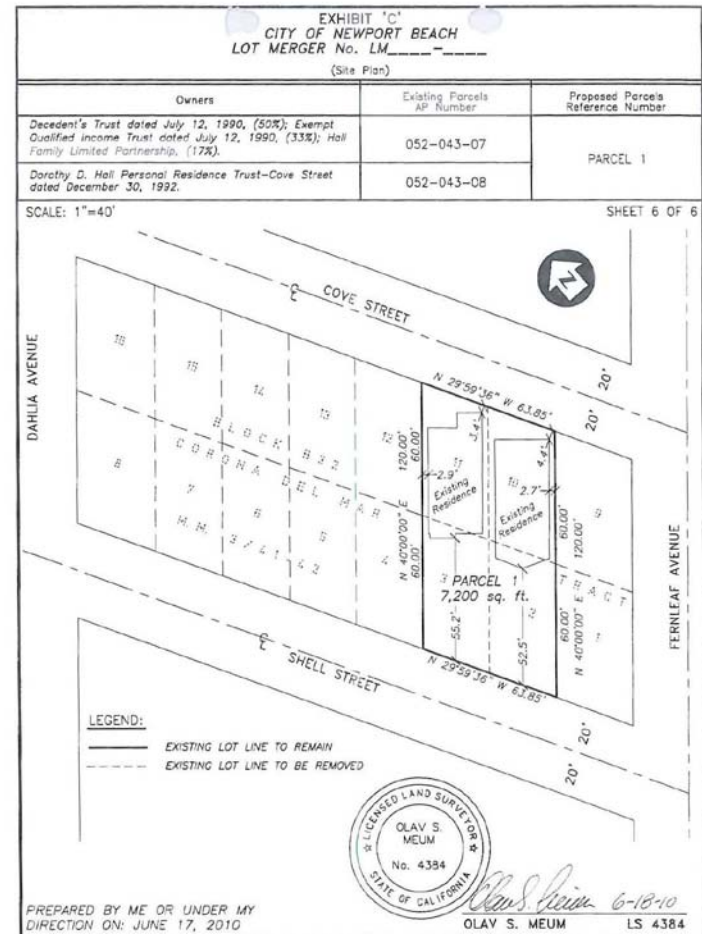
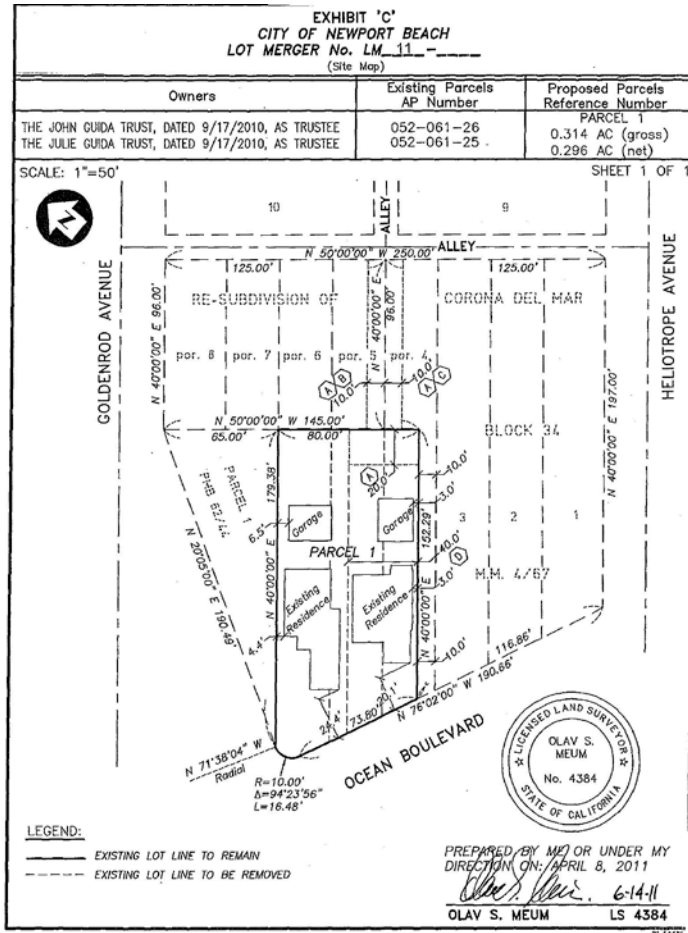
In the R-[\*] Zoning District[s] of Balboa Island, Balboa Peninsula, Corona del Mar, or West Newport: existing lots reconfigured by a lot merger, lot line adjustment, or parcel map after [EFFECTIVE DATE] that resulted in an increase in the lot width of more than fifty percent (50%) on the largest of the lots involved in the reconfiguration, the maximum gross floor area permitted on the lot shall not exceed the aggregate of that which would have otherwise been permitted if these lots were developed individually prior to the reconfiguration.

# Increased Setback Alternative

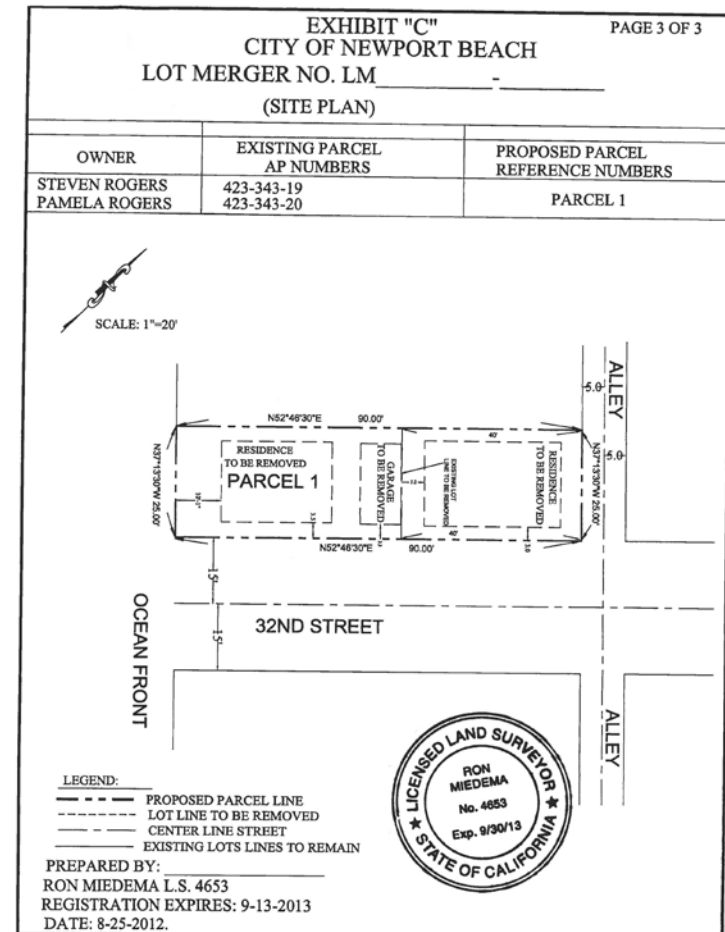
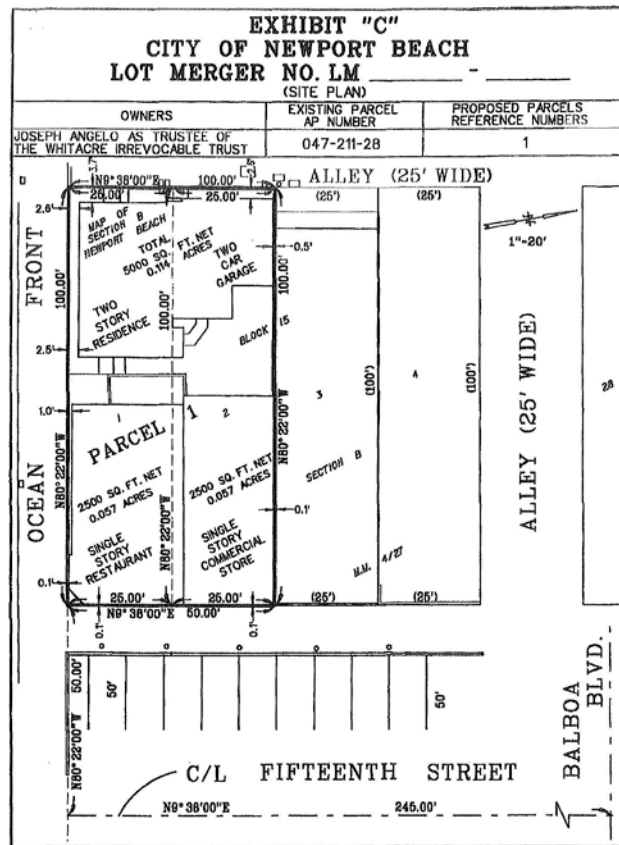
CdM									Max. Floor Area		
No. of Lots	WIDTH	DEPTH	LAND AREA	FRONT	SIDE	SIDE	REAR	BUILDABLE AREA	1	2	3
1	30	118	3540	20 600	3 279	3 279	5 150	2232 1308	3348	6696	10044
CdM - If merged									Max. Floor Area		
No. of Lots	WIDTH	DEPTH	LAND AREA	FRONT	SIDE	SIDE	REAR	BUILDABLE AREA	1	2	3
1	60	118	7080	20 1200	6 558	6 558	5 300	4464 2616		6696	21762
Balboa Peninsula									Max. Floor Area		
No. of Lots	WIDTH	DEPTH	LAND AREA	FRONT	SIDE	SIDE	REAR	BUILDABLE AREA	1	2	3
1	30	95	2850	10 300	3 240	3 240	5 150	1920 930	3840	7680	11520
Balboa Peninsula - If merged									Max. Floor Area		
No. of Lots	WIDTH	DEPTH	LAND AREA	FRONT	SIDE	SIDE	REAR	BUILDABLE AREA	1	2	3
1	60	95	5700	10 600	6 480	6 480	5 300	3840 1860		7680	24960
Balboa Island									Max. Floor Area		
No. of Lots	WIDTH	DEPTH	LAND AREA	FRONT	SIDE	SIDE	REAR	BUILDABLE AREA	1	2	3
1	30	85	2550	10 300	3 210	3 210	5 150	1680 870	2520	5040	7560
Balboa Island - If merged									Max. Floor Area		
No. of Lots	WIDTH	DEPTH	LAND AREA	FRONT	SIDE	SIDE	REAR	BUILDABLE AREA	1	2	3
1	60	85	5100	10 600	6 420	6 420	5 300	3360 1740		5040	16380



# Variables



# Variables





For more information contact:

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